

Reference REF-26-APPEALOUTC Issued 22 September 2026 Prepared by Daniel Du

Appeal Outcomes Study

Subject site: 205 Dunview Ave, Toronto (demonstration) · Zone RD (f15.0; a550) (x5)

A Committee decision is final only after the appeal period ends. This study maps every nearby file that went to the Toronto Local Appeal Body. It also measures the appeal risk with the citywide record. The record shows how often appealed files are approved in the end. It also shows how long the appeal takes.

Key findings

1. **1 decision within 500 m** was appealed to TLAB. 0 of those appeals remain open.
2. Citywide, 2,127 TLAB appeals are on record. Closed appeals took a median **553 days** from filing to final order. This is the schedule cost of a neighbour's appeal.
3. Where the CoA file records a tribunal outcome, **84.0%** resolved as approvals (507 recorded outcomes). A defensible application usually survives the appeal.
4. 1,632 Ontario Land Tribunal decisions are indexed with citations. They support precedent research on the arguments that succeeded.

Exhibit 1

TLAB appeals within 500 m by filing year and status.

recorded tribunal decisions approve



Source: City of Toronto: TLAB appeal records; Committee of Adjustment Applications (tribunal outcome fields); Ontario Land Tribunal decisions via CanLII, indexed September 2026; Daniel Du analysis

Method

We match TLAB appeal records by address to the parcel fabric. We keep the appeals within the radius. We plot each appeal with its filing year and status. Citywide duration is measured on closed appeals, from the appeal filing date to the final date. Tribunal outcome rates use the OMB/tribunal decision field on Committee of Adjustment files.

We index Ontario Land Tribunal decisions through CanLII with case IDs and citations. These decisions inform the citywide figures and the precedent table. We cite them but do not map them. OLT records do not carry a parcel-level address.

Source material

Dataset	Custodian	Vintage / access
Municipal Parcels; Street Centrelines	City of Toronto	Accessed September 2026
Zoning By-law 569-2013 layers and overlays	City of Toronto	Accessed September 2026
Topographic Building Outlines (LiDAR heights)	City of Toronto	Accessed September 2026
Committee of Adjustment applications; TLAB appeals	City of Toronto	Accessed September 2026
Application Information Centre feed	City of Toronto	Accessed September 2026 (feed refreshes daily)
Building Permits	City of Toronto	Accessed September 2026
Census 2021 (dissemination areas)	Statistics Canada	2021 Census release
Rental Market Survey	CMHC	Surveys to October 2025
OLT decisions	CanLII	Indexed September 2026

Sources

City of Toronto: TLAB appeal records; Committee of Adjustment Applications (tribunal outcome fields).

Ontario Land Tribunal decisions via CanLII, indexed September 2026.

About this sample

This is a demonstration study on a randomly selected site. No application exists at this address. Daniel Du (Development Analytics) prepared this as a work sample. It is not planning advice for any specific matter. We compute every figure in this report from the cited public datasets. The accompanying CSV contains the full lot-level table, so you can check any number. Our measurements and tolerances follow the Technical Standards, v1.0 (September 2026). This document is available with every engagement and in the study library.